

E OPEN PLAN HOUSING DEVELOPMENTS

Hadlow continued to grow rapidly during the 1960s and 70s with the population of the parish more than doubling between 1950 and 1991. There were two areas of open plan private housing built during this time in Hadlow. These are Appletons to the south of Court Lane and Great Elms off the Maidstone Road. Appletons is an infill development, whilst Great Elms forms part of a substantial expansion of Hadlow across former gardens and open spaces to the north and west of the village.

These housing developments comprise mainly semi-detached two storey properties with integral or attached garages evenly spaced along curving roads and culs-de-sac. The distinctive feature of these areas is the open plan character with the houses generally set behind unenclosed lawns and driveways within quite generous plots. There are no public open spaces, community facilities or other uses.

The buildings are constructed in various brick shades and are frequently decorated with hung concrete tiles and weatherboard. Wide white painted casement windows with a distinctive horizontal emphasis are a general characteristic. Windows and doors frequently appear to be randomly distributed within elevations without aligning vertically or horizontally with each other. Significant openings make the buildings appear less robust. Properties characteristically have a shallow roof pitch with brown concrete roof tiles and no or small chimneys. Many properties have porches. The developments incorporate buildings of repeated design. The buildings show few local references in terms of materials or design and there are no local landmarks.

Landscaping features such as trees and shrubs are prominent in the streetscene. These character areas are quiet and well-maintained with a peaceful residential ambience. They have no through or fast moving traffic and ample off-street parking.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s-1970s
Type of buildings	Mainly semi-detached, some detached.
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Buff, yellow, red/brown and orange brick, brown tiled roofs, wide fenestration, brown hung tiles and weatherboard. Great variety of materials.
Predominant boundary treatments	Unenclosed grassed frontage. Some hedges and panel fences.
Open spaces	Wide grass verge in Great Elms.

Locally Distinctive Positive Features

- Cul-de-sac layout reduces through traffic giving a quiet residential character
- Generally unenclosed lawned frontages, verges, shrubs and trees create open, green character.

Negative Features Worthy of Enhancement

- Some poor road surfacing.

E1 - GREAT ELMS AREA

Comprising: Cherry Orchard, Great Elms and Smithers Close

During the 19th century a substantial Vicarage occupied this site. It was set within extensive grounds and occupied by the Monypenny family who had a long association with the village, as Vicars at St Mary's Church. A new vicarage was built in the early 1930s to the south on Maidstone Road and the house became known as Great Elms. The main house was demolished to make way for residential development with the construction of Great Elms and Cherry Orchard. The land now comprising Smithers Close was reserved for the possible bypass but was developed during the early 1970s. The area forms a transition from the lower density, treed Hadlow Park to the north and tight knit traditional village centre to the south.

The curved roads are situated on flat land and have low levels of traffic as there are no through routes. The detached and semi-detached houses are 2 storeys set back from the road behind open plan lawns and shrubs. The plots are various widths, with the detached properties in Great Elms occupying wider plots than the semi-detached properties in Cherry Orchard.



The houses are constructed in a variety of styles and materials but the relatively even roof height and spacing and repeated designs tie the development together. Brick colours include buff, yellow, red/brown and orange but the roofs are uniformly brown tiles. The roofs are gabled with prominent gables facing the road or on some properties hipped with dormer windows and catslide roofs. Porches are flat roofed or slope to the front and the properties have wide fenestration with some roof lights. The facades are decorated with weatherboard or brown hung tiles.



At the north western end of Great Elms there is an abrupt change of character where a footpath with standard metal barriers connects to the higher density housing in Marshall Gardens.



The entrance from the Maidstone Road is verdant with the BT building set back behind a deep verges and clusters of trees including a prominent elm. Belts of trees along the Maidstone Road and within Hadlow Park to the north frame the development forming a backdrop to the houses. Smaller trees within front gardens, including silver birch, contribute to the relatively verdant character. The houses are set back from the road creating a spacious residential character, harmed by traffic noise close to the Maidstone Road.

The entrance to Smithers Close is unremarkable with panelled fences and a rear garage elevation creating a bland street scene.





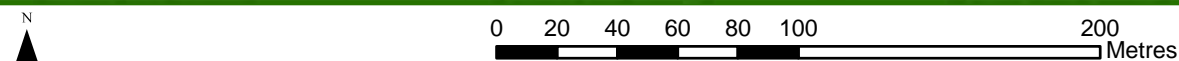
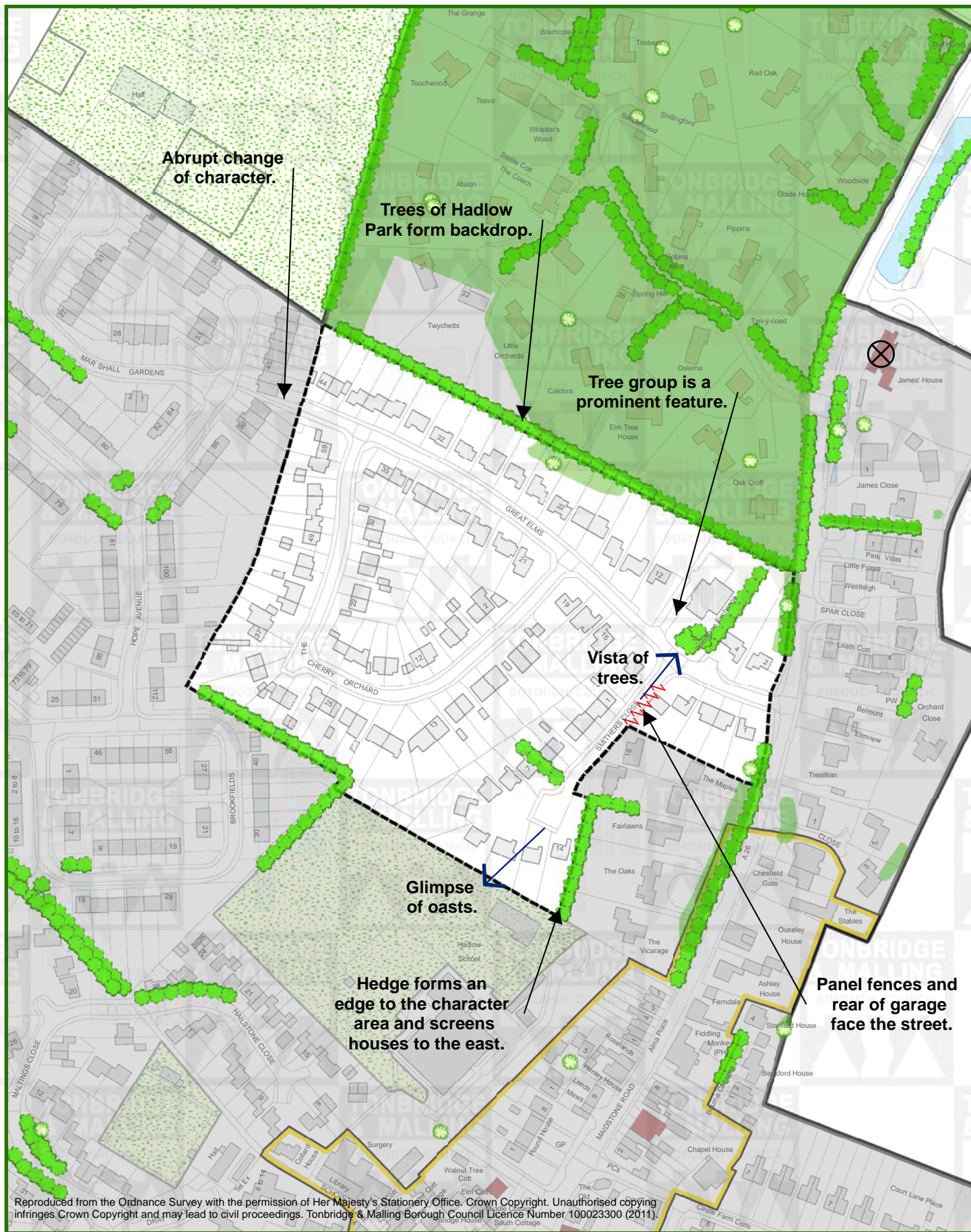
The 1970s houses in Smithers Close are buff brick with brown hung tiles with some wide shallow gable ends facing the road. A short row of identical houses have a distinctive design with the roof tiles extending down the front elevation in the form of a mansard roof. High conifer hedges shield the housing to the east and one end of the street from the other. There are glimpses of the Close Brewery cowls to the south and an attractive vista northwards of trees, but otherwise the development is inward looking with no long views.

Locally Distinctive Positive Features

- Tall trees in Hadlow Park and bordering Maidstone Road frame the area forming a backdrop to the houses.
- Glimpse of the Close Brewery to the south.

Negative Features Worthy of Enhancement

- Poor road surfacing particularly in Smithers Close.



Ref **E1**

Title **Great Elms Area**

Hadlow Character Area Appraisal



E2- APPLETONS

Comprising: Appletons

This short L-shaped cul-de-sac was constructed on formerly open land between Court Lane and St Mary's Church. It adjoins the Conservation Area to the west and south and is now enclosed by housing of various ages, forming a small enclave. The houses are arranged on an uneven building line on relatively wide plots.



The two storey semi-detached houses are constructed of buff and red/brown brick with brown hung tiles on the upper storeys and some white painted rendered sections on the facades. The shallow pitched roofs are covered with brown tiles and have small chimneys and prominent gables facing the road. The wide horizontal windows have white or brown frames. The properties have flat roofed side extensions, attached garages, car ports supported on white posts and some properties have porches. The houses are set behind open plan lawns planted with shrubs, low side hedges and trees. The garden trees, including silver birches, are a particular feature, adding interest to the townscape and providing a green setting for the houses.



Appletons rises gently from Court Road. The view back towards Court Lane is verdant with trees and shrubs in Appletons and views of trees bordering Maidstone Road to the north. There are attractive vistas to the north and west of the roofs in the Conservation Area and the Chapel and MacCormicks Cottage in Court Lane. To the south Hadlow Tower and the Spire of St Mary's Church are clearly visible over the houses and provide important local reference points.

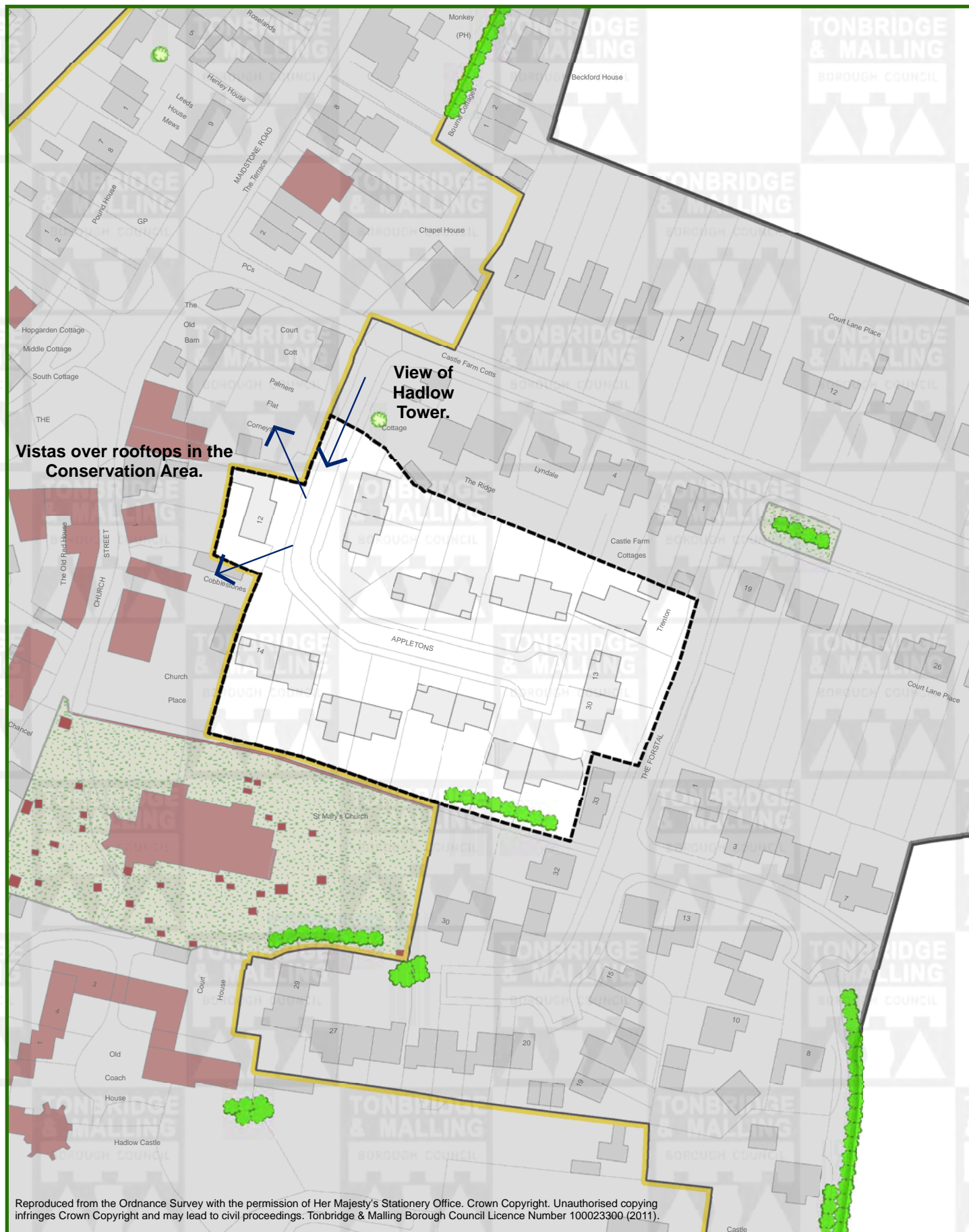


Locally Distinctive Positive Features

- Vistas of landmark buildings and roofs in the Conservation Area.
- Views of tree belts along Maidstone Road.
- Consistent height and scale of buildings.

Negative Features Worthy of Enhancement

- Poor road surfacing.



Ref **E2**

Hadlow Character Area Appraisal

Title **Appletons**



F – LOW DENSITY DISPERSED DETACHED HOUSING

An area of low density housing, dispersed within mature landscape, is situated off the west side of the Maidstone Road north of the Conservation Area. Hadlow Park is a heavily landscaped private development built in the 1960s on the estate of a substantial house which was demolished in the late 1960s. The houses are screened from the Maidstone Road by dense belts of protected trees and are set within extensive landscaped gardens behind verdant hedges and fences.

F1 HADLOW PARK

Comprising: Hadlow Park

In 1963 a village envelope was defined which incorporated the estate of Hadlow Park within the boundary. The house was demolished in the late 1960s and a low density estate of detached houses was laid out accessed via two private roads one of which partially follows the route of the former driveway. The developers retained many of the parkland trees which are now protected under tree preservation orders giving the area a private, secluded character. Traffic speeds and volumes are extremely low and pedestrians have priority on the narrow, curving driveways which are strongly enclosed by high beech hedges, contributing to the quiet, informal residential character.



Tall trees screen the houses from the Maidstone Road with access being via narrow entrances with black wrought iron gates. The main access road follows the line of the former driveway and is lined with tall trees. The shared access roads leading from it are enclosed by high beech hedges, screening the houses from the road and each other. Throughout the development, the landscaping dominates the buildings.



The one to two storey detached houses are constructed of red, red/brown, buff and yellow brick and have pitched roofs of slate or tiles, small chimneys and dormer windows. Wide white casement windows predominate and some elevations are tile hung. Many properties have been modernised and extended. The houses are set back within their gardens down gated driveways, with only a few facing directly onto the shared access road. The hard surfacing is a blend of tarmac, gravel and paving and the combination of materials and lack of kerbs, pavements or road markings contributes to the informal character.



Remnants of old garden walling, the curve of the drive, the trees and the names of some of the properties (the Coach House and Stable Cottage) provide links with the former house and parkland.

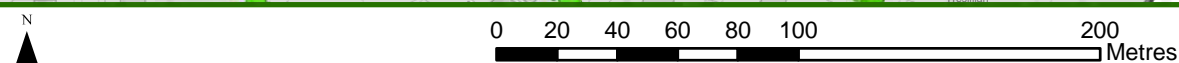
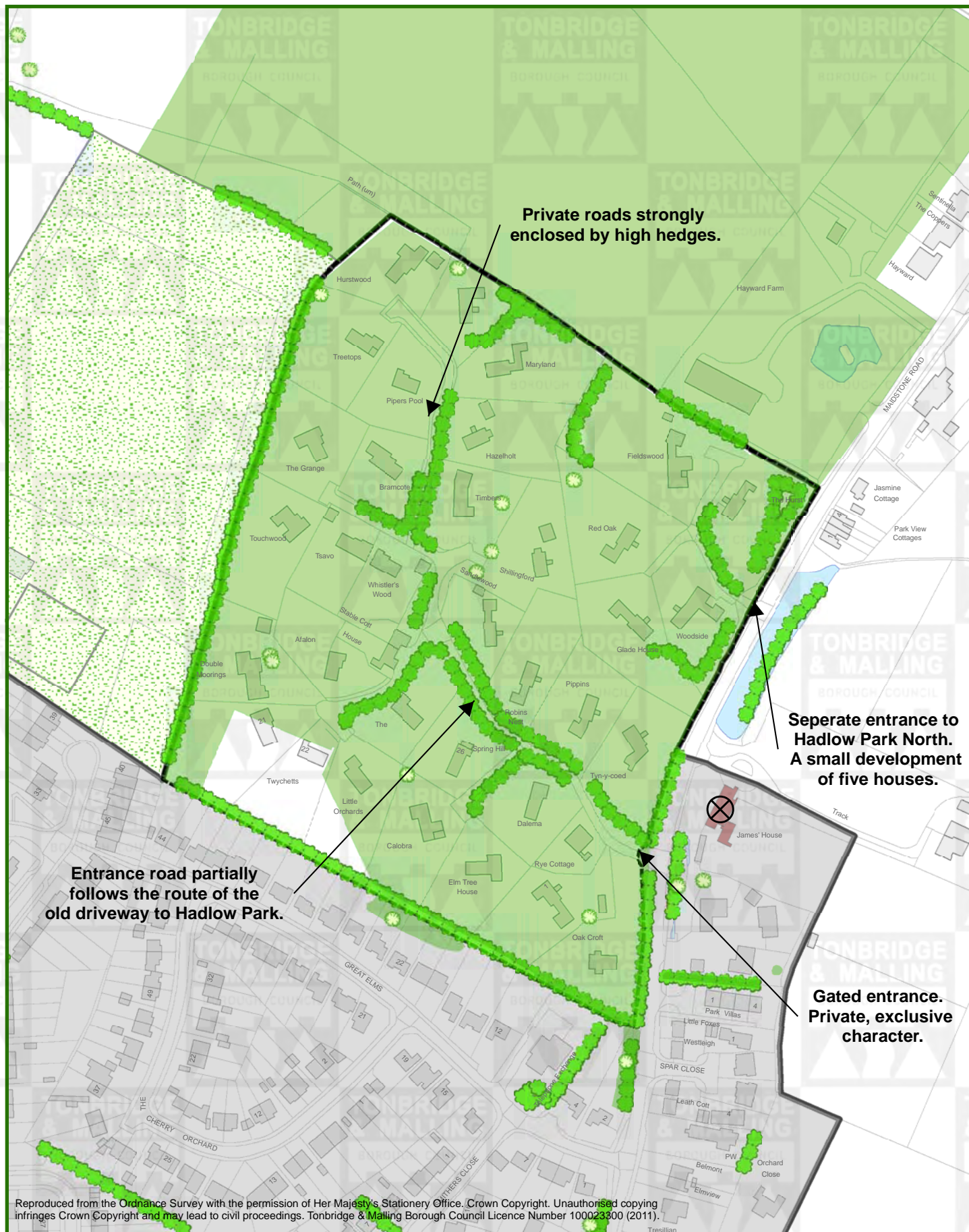
LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
Age of buildings	1960s
Type of buildings	Detached.
Main uses	Residential
Building Heights	2 storeys
Prominent building materials	Variety of materials including red brick, red and brown roof tiles, slates, white painted wooden windows.
Predominant boundary treatments	High hedges, trees and panel fences.
Open spaces	Extensive private gardens.

Locally Distinctive Positive Features

- Dominance of landscape over buildings which are partially screened from the road and each other
- Low density dispersed development
- Protected mature trees within side and rear gardens provide the visual link between one house and the next, unifying the composition and framing the character area
- The protected mature trees and beech hedges contribute to the verdant character
- Informal winding access roads with no kerbs, pavements or road markings
- Private, quiet residential character with no through traffic
- Retention of some features recalling the former house and estate.

Negative Features Worthy of Enhancement

- No significant detractors



Ref **F1**

Title **Hadlow Park**

Hadlow Character Area Appraisal

G – LOWER DENSITY DETACHED HOUSING

Two small pockets of lower density detached housing are situated off the west side of the Maidstone Road north of the Conservation Area and to the east of Carpenters Lane.

The area off Maidstone Road is built on the former Vicarage land and comprises the new Vicarage which was constructed in the 1930s and six other more recent properties. The houses are screened from the Maidstone Road by dense belts of protected trees and the individually designed detached houses are set within generous landscaped gardens behind verdant hedges and fences giving them a high level of privacy and making them barely visible from the main road.

The area to the east side of Carpenters Lane comprises a listed house and two more modern properties.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES	
<i>Age of buildings</i>	<i>1930s-1970s (apart from listed building)</i>
<i>Type of buildings</i>	<i>Detached.</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>2 storeys</i>
<i>Prominent building materials</i>	<i>Variety of materials including red brick, red and brown roof tiles, slates, white wooden windows.</i>
<i>Predominant boundary treatments</i>	<i>High hedges, trees and panel fences.</i>
<i>Open spaces</i>	<i>Extensive private gardens.</i>

Locally Distinctive Positive Features

- Individually designed houses in large plots.
- Trees, hedges contribute to the verdant character.

Negative Features Worthy of Enhancement

- No significant detractors.

G1 – MAIDSTONE ROAD (WEST)

Comprising: Maidstone Road (west)

This short section of Maidstone Road which abuts the Conservation Area to the south and east and the Great Elms development to the north and west, comprises the Vicarage which was built in the early 1930s and a small cluster of post-war detached houses. The houses are set back from the road behind deep front gardens and driveways enclosed by high panel fences and protected trees. They are completely screened in views along Maidstone Road from both directions. This provides a strong contrast with the close-knit development in the adjoining Conservation Area where the houses hug the side of the road. The trees create a verdant gateway to the historic village centre.



During the 19th and early 20th century the vicar of Hadlow resided in Great Elms. However in the early 1930s a new vicarage was built slightly closer to the village centre. It is an interesting example of 1930s architecture with a wide symmetrical front red/brown brick elevation, steeply pitched roof with red tiles, decorative herringbone brick work and tall brick mullioned windows with leaded lights. The garage and porch are flat roofed and the tall narrow staircase window is a prominent feature. Today the house has been split into two properties.



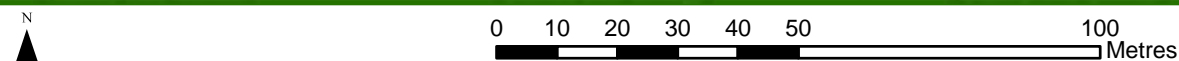
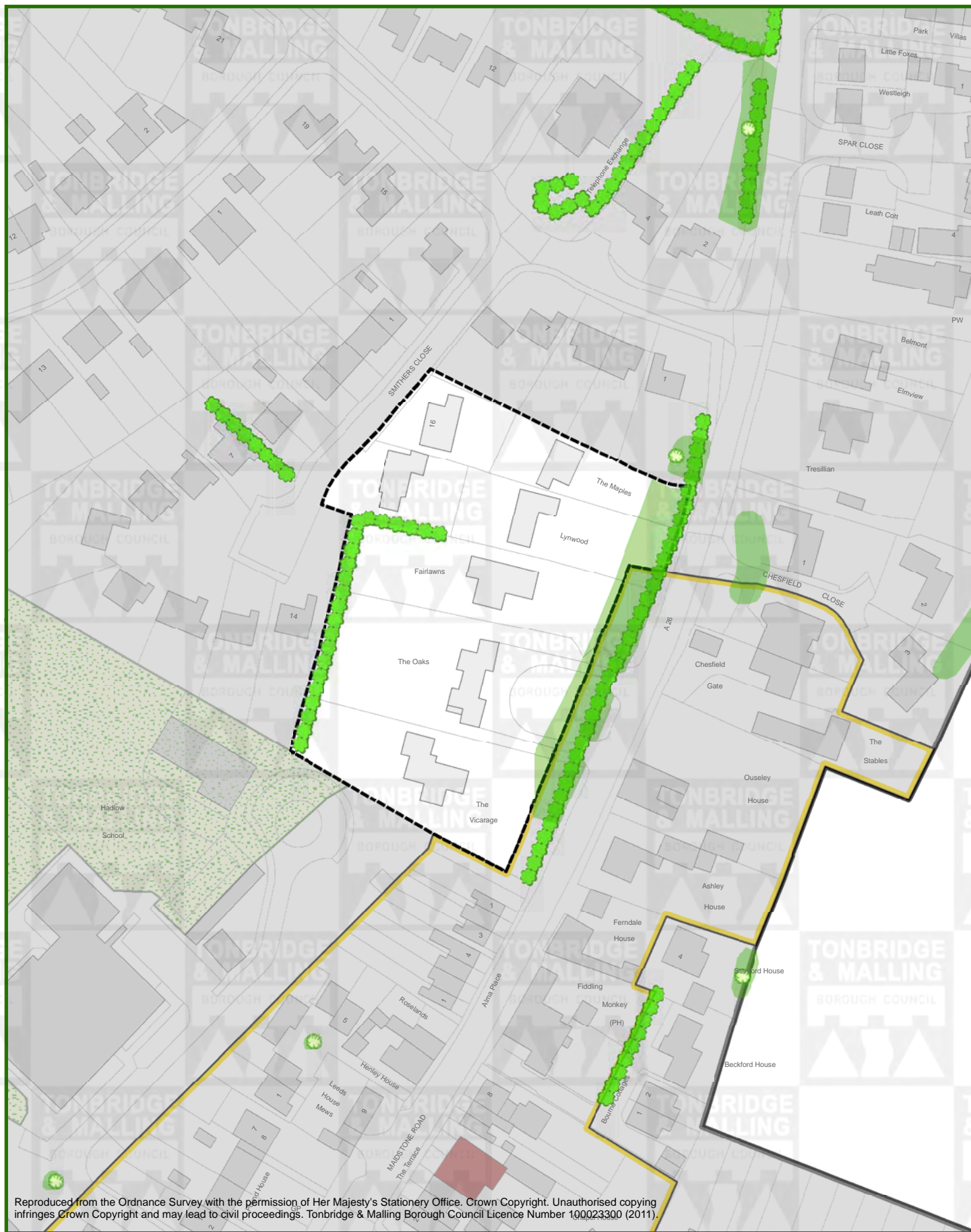
On either side of the Vicarage, more recent, mainly 1970s housing is constructed of red brick with plain brown tiled sweeping roofs, wide white windows and wide pitched porch covers.

Locally Distinctive Positive Features

- The Vicarage retains many original features.
- The houses are set back and screened from the road by protected trees creating a contrast to the adjoining conservation area and a verdant gateway.

Negative Features Worthy of Enhancement

- Traffic noise from the Maidstone Road.



Ref **G1**

Hadlow Character Area Appraisal

Title **Maidstone Road (West)**



G2 CARPENTERS LANE (NORTH)

Comprising: Carpenters Lane (north)

The small character area comprises a listed cottage and two detached late 20th century houses.


This small group of buildings abuts the built up area of Hadlow to the rear, separated by a tall hedge, but when viewed from Carpenters Lane, appears to be in the countryside as it is physically separate from the built up frontage of Carpenters Lane. The Lane at this point has a winding rural character and there are long views north westwards over open countryside and oasts towards the Sevenoaks Ridge.



The detached red/brown brick two storey houses with rooflights have brown plain tiled roofs, brown window frames and small chimneys. The gardens are enclosed by a hedge.



Verdant views to the north, south and west

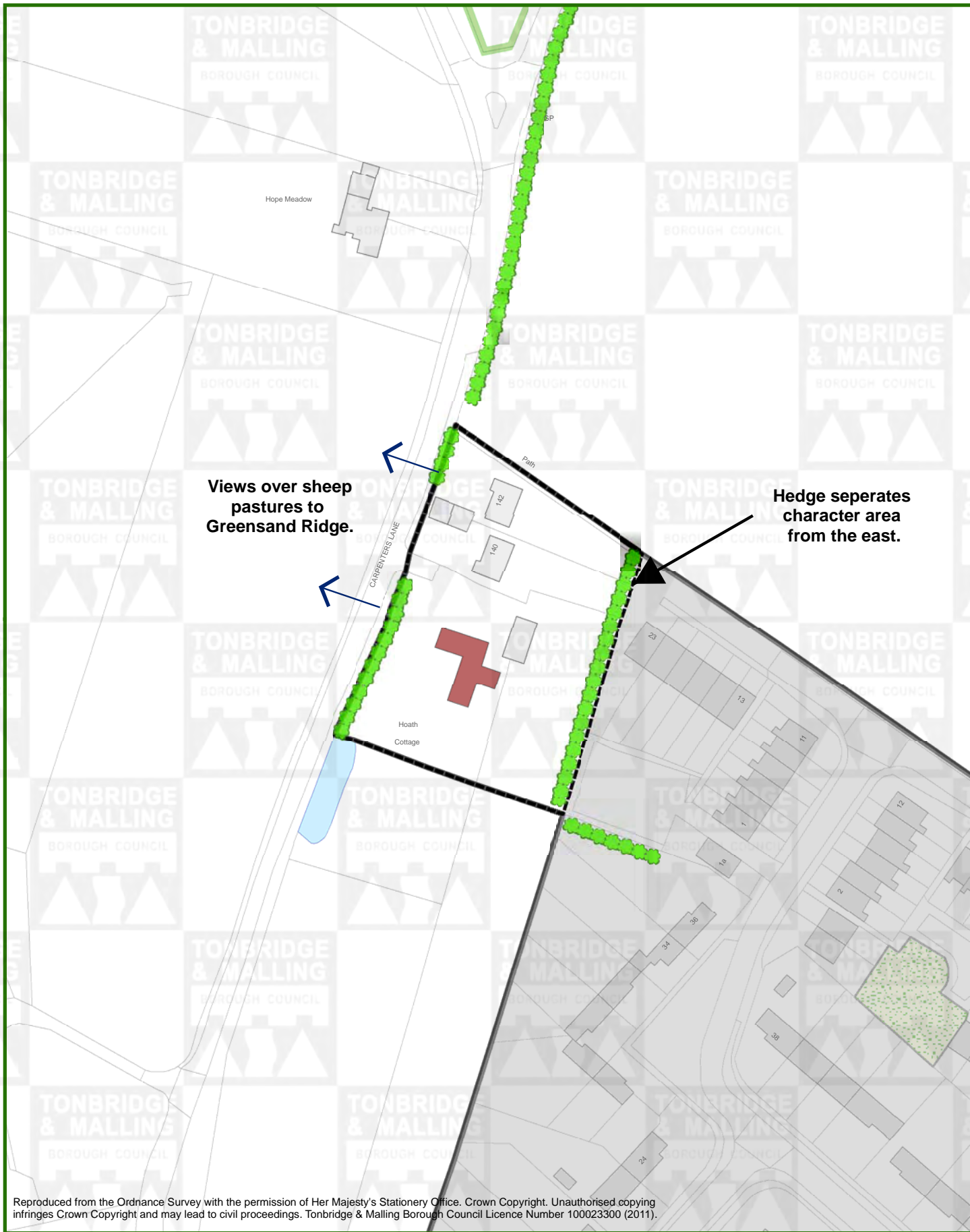
Listed Buildings	
<p>Hoath Cottage, Carpenters Lane</p> <p>Two storey house with attics from around 1700 refurbished in the early 19 Century and 1975. Flemish bond ground floor, with timber framed upper storey clad in peg-tiles and peg-tile roof.</p> <p>Grade II</p>	

Locally Distinctive Positive Features

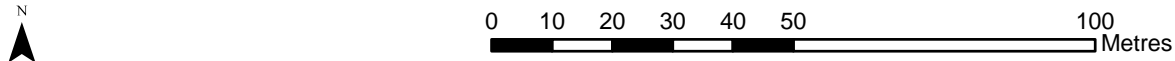
- Historic character of the listed building.
- Rural character of Carpenters Lane
- Verdant frontage with trees and hedges on east side
- Views to the north west of pasture, oasts and Sevenoaks Ridge

Negative Features Worthy of Enhancement

- Some traffic noise.



Reproduced from the Ordnance Survey with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised copying infringes Crown Copyright and may lead to civil proceedings. Tonbridge & Malling Borough Council Licence Number 100023300 (2011).



H – CLUSTERED CUL-DE-SAC DEVELOPMENT

In the last twenty years, several opportunities have been taken to create new residential developments on previously open land, including former playing fields and the recreation ground, at the edge of, and within, the built up area. These housing schemes are generally designed to a higher density than in previous decades and using different design principles.

The houses are set along an uneven building line or at angles to the road. The different roof forms and details give interesting and varied roofscapes. Properties often front directly onto the pavement/road or are set behind a shallow front garden of low planting and have private enclosed space to the side and rear. Houses have parking spaces or garages. The steep roofs and more compact form give the developments a more enclosed character. The form is softened by the use of curved cul-de-sac layouts which keep traffic speeds low and often encourage shared road use for pedestrians and cars. Sometimes the access roads will be cobbled or paved to emphasise this shared use. The enclosed cul-de-sac layouts create a quiet, private character.

The curved street layout combined with the variable building line, creates a series of enclosed spaces and changing vistas and views which to some extent replicates the ad hoc development found in traditional town and village centres. Whilst the variety of materials and building designs are used, the overall form, materials, scale and character is generally cohesive.

Properties are finished in a variety of traditional materials with relevance to Hadlow and Kent vernacular such as red/orange bricks, weatherboarding, white painted render and hanging clay tiles. The designs also incorporate traditional details such as dormer and half dormer windows, arched brickwork over doors and windows, contrasting brick string courses and chimneys. Windows and doors are often well aligned with each other and the dominant areas of brickwork over glazing give the facades a robust appearance.

LOCALLY DISTINCTIVE CONTEXTUAL FEATURES

<i>Age of buildings</i>	<i>Late 1980s onwards</i>
<i>Type of buildings</i>	<i>Semi-detached, attached and terraced.</i>
<i>Main uses</i>	<i>Residential</i>
<i>Building Heights</i>	<i>1 - 2 storeys</i>
<i>Prominent building materials</i>	<i>Red, orange/red and yellow brick, tiled and slate roofs, weatherboard, hung tiles, white casement windows.</i>
<i>Predominant boundary treatments</i>	<i>Open frontages or various boundary treatments including hedges, walls and wooden fences.</i>
<i>Open spaces</i>	<i>Few but schemes often adjoin the countryside.</i>

Locally Distinctive Positive Features

- Enclosed form whose scale and materials create a cohesive character.
- Traditional materials represent the local vernacular.
- Traditional brick, tile and roof details.
- Interesting roofscapes.
- Quiet residential character, may include shared road space.
- Soft landscaping usually incorporated as part of the scheme design.
- Curving layout and varied building line creates a series of vistas and views.
- Glimpses and views of and access to surrounding countryside.

Negative Features Worthy of Enhancement

- No significant detractors.

H1 MALTINGS CLOSE AREA

Comprising: Carpenter Lane (south east), Dray Court, Hailstone Close, Kenward Court, Maltings Close and Toby Gardens.

This clustered development of attached, detached and semi-detached houses is built on land that formerly belonged to the Close Brewery. Part of the land had been leased to the parish council for a recreation ground. Hailstone Close is constructed on the eastern side of School Lane on land previously used for allotments and latterly school playing fields.

When the brewery was sold in 1984, the buildings were converted to residential use and the land to the north of Carpenter Lane was sold for the construction of new housing. The link with the old brewery was retained in the names – Maltings Close, Toby Gardens and Kenward Court (Kenward and Court Brewery being a former owner). Hailstone Close was constructed in 1989 and is named after local artist Bernard Hailstone, who helped save parts of Hadlow Castle including the iconic tower from demolition.

Maltings Close and Hailstone Close form a curving cul-de-sac with other short culs-de-sac leading off. The development incorporates properties of various sizes and types from compact bungalows to larger detached houses.

Due to the absence of through routes vehicle activity is low, creating a quiet residential character. To the south side of School Lane, a bowling green forms a square green open space in the centre of the development. However, being enclosed by high hedges, it has limited visual impact on the area.



The 1-2 storey buildings are constructed of red, brown and buff brick with tile hung or weatherboarded upper storeys (white and black) and gabled or half hipped brown tiled roofs at different orientations to the road. The casement windows are brown wood with some pitched dormers and bays windows. The properties have integral or attached garages and porches with pitched roofs. The variety of details on the houses creates interest whilst maintaining the cohesion of the development.



The houses are set behind pavements and frontages of various depths. Most gardens are unenclosed at the front but shrubs and occasional picket fences, hedges and walls separate the plots to the side.



School Lane is a historical footpath which runs across the character area. It is bordered by trees and hedges, creating a green corridor between the houses. The footpath connects the development with the residential areas to the north west and the old village centre to the south east. The fence bordering the scout hut is a detractor.



Maltings Close forms the access route from Carpenters Lane. It is landscaped with wide green verges, hedges and trees creating a spacious curving avenue.



The curves in the road and tall trees create ever changing views and vistas. In particular there are vistas of the main landmarks in the village – Hadlow Tower, the Close Brewery and the spire of St Mary's Church. Vistas of these landmarks and other buildings within the conservation area, provide points of reference and visual connections between the new development and the historical village centre.



In the culs-de-sac leading off Maltings Close, the houses cluster around shared accesses which have no pavements and are paved to emphasise that the road space can be used both by vehicles and pedestrians. Each cul-de-sac has a different character. In Toby Gardens the detached and attached houses cluster around a turning area. The trees lining the access and views of the protected row of poplars to the south west are particular features.



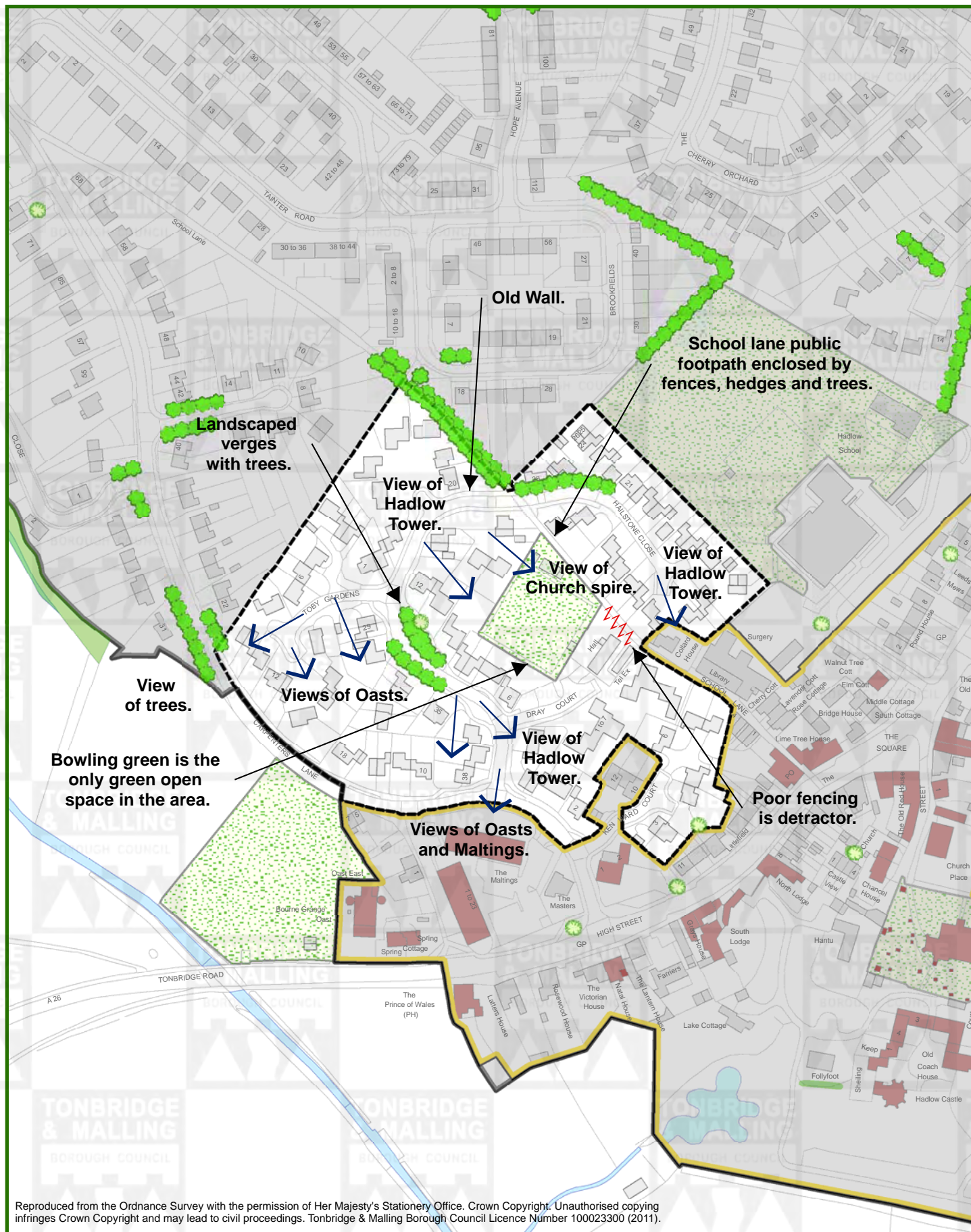
Dray Court comprises a long low apartment building with a landscaped car park to the front.

Locally Distinctive Positive Features

- Vistas and views, particularly of landmark buildings; St Mary's Church, Hadlow Tower and the Brewery, together with the row of protected poplars.
- The curving layout, landscaping and varied orientation of the buildings creates changing vistas and makes the streetscape more interesting.
- Use of traditional detail provides variety whilst the development retains a cohesive identity through the limited range of materials used.
- Avenue of trees in Maltings Close, other street, garden and footpath trees and hedges contribute to the verdant character despite the compact layout.
- Street names that provide a link with the brewery and notable local residents.

Negative Features Worthy of Enhancement

- No significant detractors



Reproduced from the Ordnance Survey with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised copying infringes Crown Copyright and may lead to civil proceedings. Tonbridge & Malling Borough Council Licence Number 100023300 (2011).



Ref **H1**

Hadlow Character Area Appraisal

Title **Maltings Close Area**



H2 – THE FORSTAL

Comprising: The Forstal

This development is on the south eastern edge of the village on land that was formerly occupied by the farm attached to Hadlow Castle. This land was considered as a possible location for a new Medical Centre, but when the Medical centre was sited in the Old School complex, this site became available for housing which was constructed in 2004.



The semi-detached, detached and attached houses and bungalows are constructed of red, red/brown and brown brick with hung tiles and white or brown weatherboard on upper elevations creating a varied but harmonious townscape. The quite steeply pitched brown tiled roofs are gabled or half hipped, with some gables facing the road. Some properties have small chimneys, dormer windows and ridge tiles. The white casement windows have red brick details above. The properties have white porches with tiled pitched roofs or canopies with white wood brackets and attached or detached garages with pitched roofs. Some properties have single storey bays.



The houses are set on an uneven building line along short curved culs-de-sac behind pavements and narrow front gardens which are unenclosed or enclosed by low white picket fences and some hedges. Brick walls surround the side gardens. Some properties face the road whilst others are at right angles to it or clustered around shared accesses. The trees and shrubs in gardens are an attractive feature and the curving layout creates changing vistas. The roads are paved with raised crossing points but traffic levels and speeds are very low.



Hadlow Tower to the west dominates the development creating a reference point and an interesting juxtaposition of the old and the new. The houses on the west side are single storey to permit some glimpses of the remaining castle buildings. St Mary's Church spire is also visible, partially screened by the dense vegetation in the church yard.



At the south eastern edge of the development, a footpath enclosed by a hedge and old high red brick wall defines the edge of the built up area Two detached properties stand in extensive gardens.



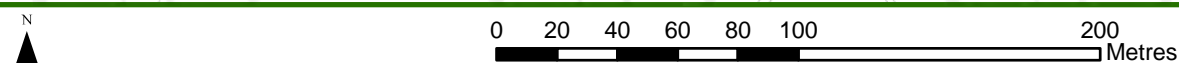
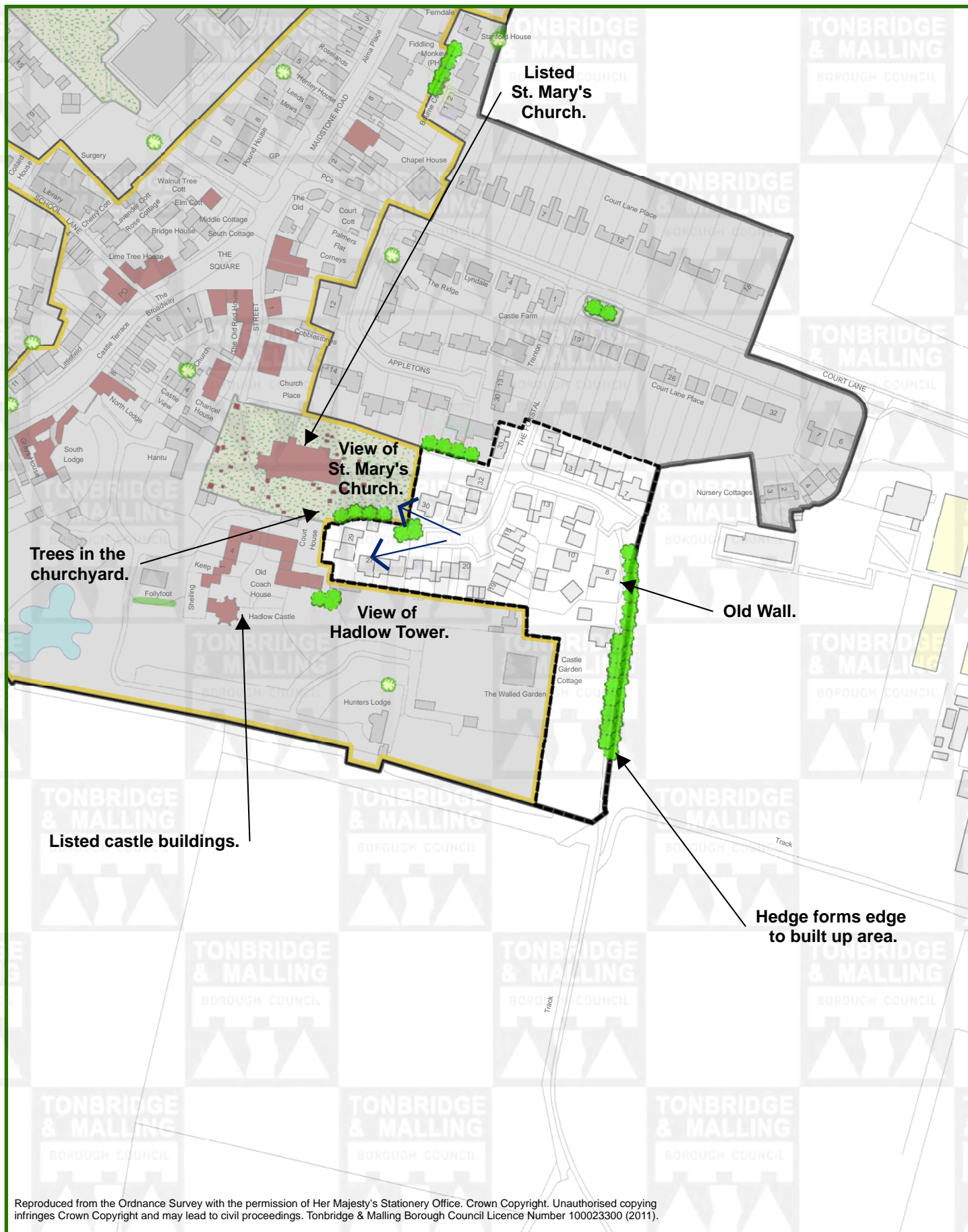
The entrance to the Forstal from Court Lane is unremarkable enclosed by panel fences and rear views of houses in Appletons.

Locally Distinctive Positive Features

- Hadlow Tower dominates the development providing orientation within the village and a link with the past.
- Vistas of St Mary's Church spire provide orientation within the village.
- Retention of old red brick walls adjoining the footpath to the church and footpath on the south eastern edge of the development.
- Soft landscaping and trees within gardens and the trees in the churchyard which soften the townscape.

Negative Features Worthy of Enhancement

- Some noise from the A26.
- Scope to enhance the entrance from Court Lane.



Ref H2

Title The Forstal

Hadlow Character Area Appraisal



H3 – MONYPENNY CLOSE

Comprising: Monypenny Close and De Clare Place

These two small scale developments are located at the western edge of the built up area on the former rear gardens of properties in Carpenters Lane. They are named after notable local families. Richard De Clare, the half brother of William the Conqueror, was gifted the land of Hadlow after 1066. Successive generations of the Monypenny family became vicars of Hadlow in the 19th and early 20th century.



Detached bungalows flank the curved entrance to Monypenny Close which leads to a small development of semi-detached and terraced houses. The houses are constructed of pale yellow or red/brown brick with contrast brick above windows and at corners and red/brown hung tiles. The plain brown tiled roofs have no chimneys and are gabled or half hipped with dormer windows. The bungalows have hipped roofs. White casement windows, doors and bargeboards brighten the facades. The houses have pitched porch canopies on white wooden brackets.



Cherry trees form a gateway from Carpenters Lane. The development is enclosed by trees and hedges with tall conifers to the south and a line of protected poplar trees to the west. It has a private inward looking character and is generally quiet. The houses are set back behind open plan lawns, driveways and low shrubs on a staggered building line with slight variations in roof height.



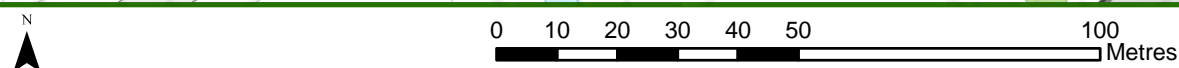
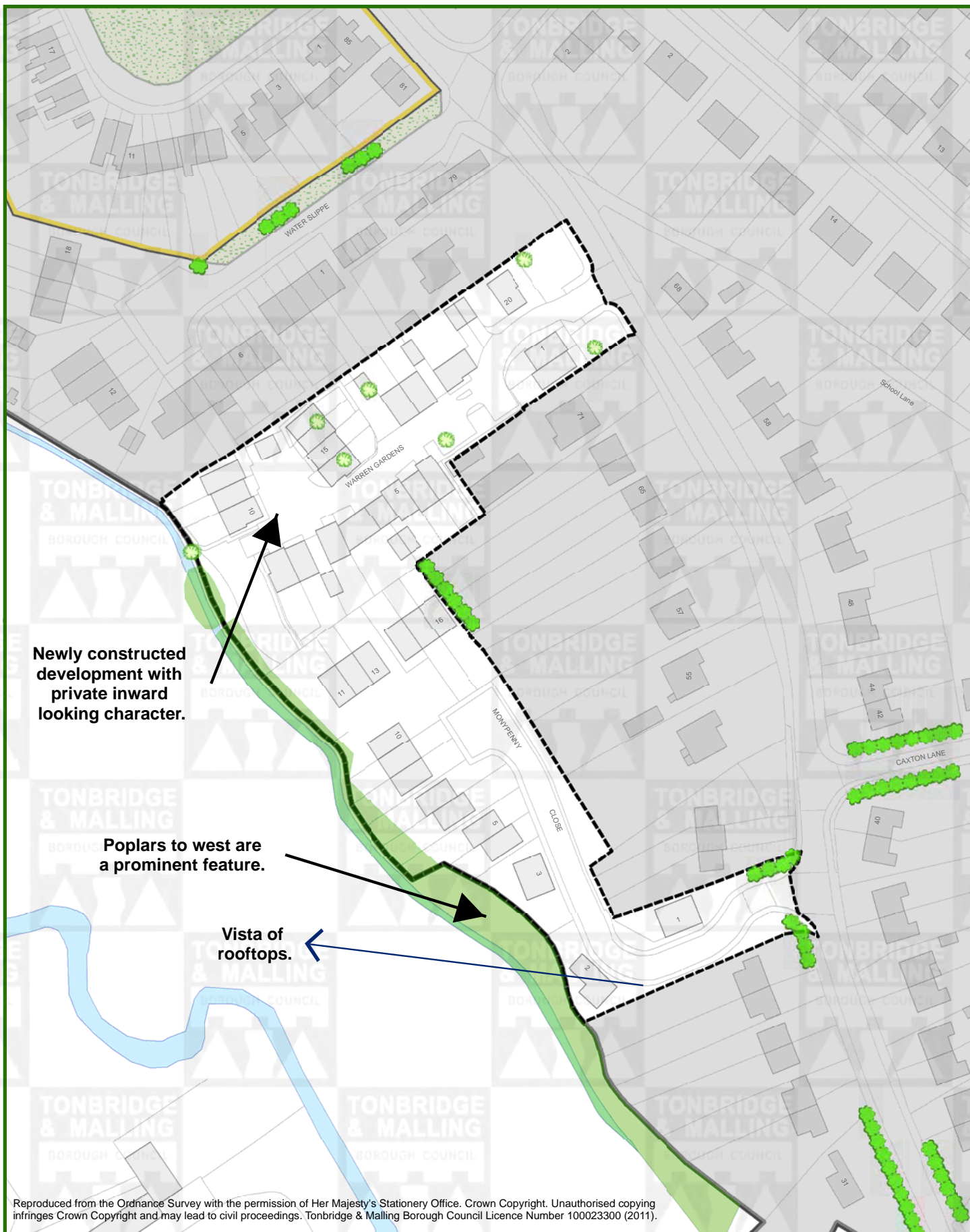
De Clare Place is a new development completed in 2010 running parallel to Waterslippe from Carpenters Lane to the edge of the built up area. A detached house stands at the entrance and the access slopes gently downhill between short terraces of compact 2 storey houses. The development has no pavements, the houses fronting directly onto the paved access which is designed for shared pedestrian and vehicle use and is of irregular width. The tight urban form resembles an historic village square. Bollards define a vehicle free space in front of some properties. The Place has a private inward looking character, forming a tight enclave of development. Discreet communal parking areas keep the streetscape free of parked cars.

Locally Distinctive Positive Features

- Compact, tight urban form.
- Small scale of development creates intimate private character.
- Variety of locally appropriate materials and design details including red brick, painted render, tiles, hung tiles and weatherboard incorporated into cohesive developments.
- The poplars and conifers in Monypenny Close are prominent features.

Negative Features Worthy of Enhancement

- No significant detractors



H4 – MILL VIEW

Comprising: Mill View

A small development on the north-west edge of the village off Carpenters Lane adjoining Bourne Mill.



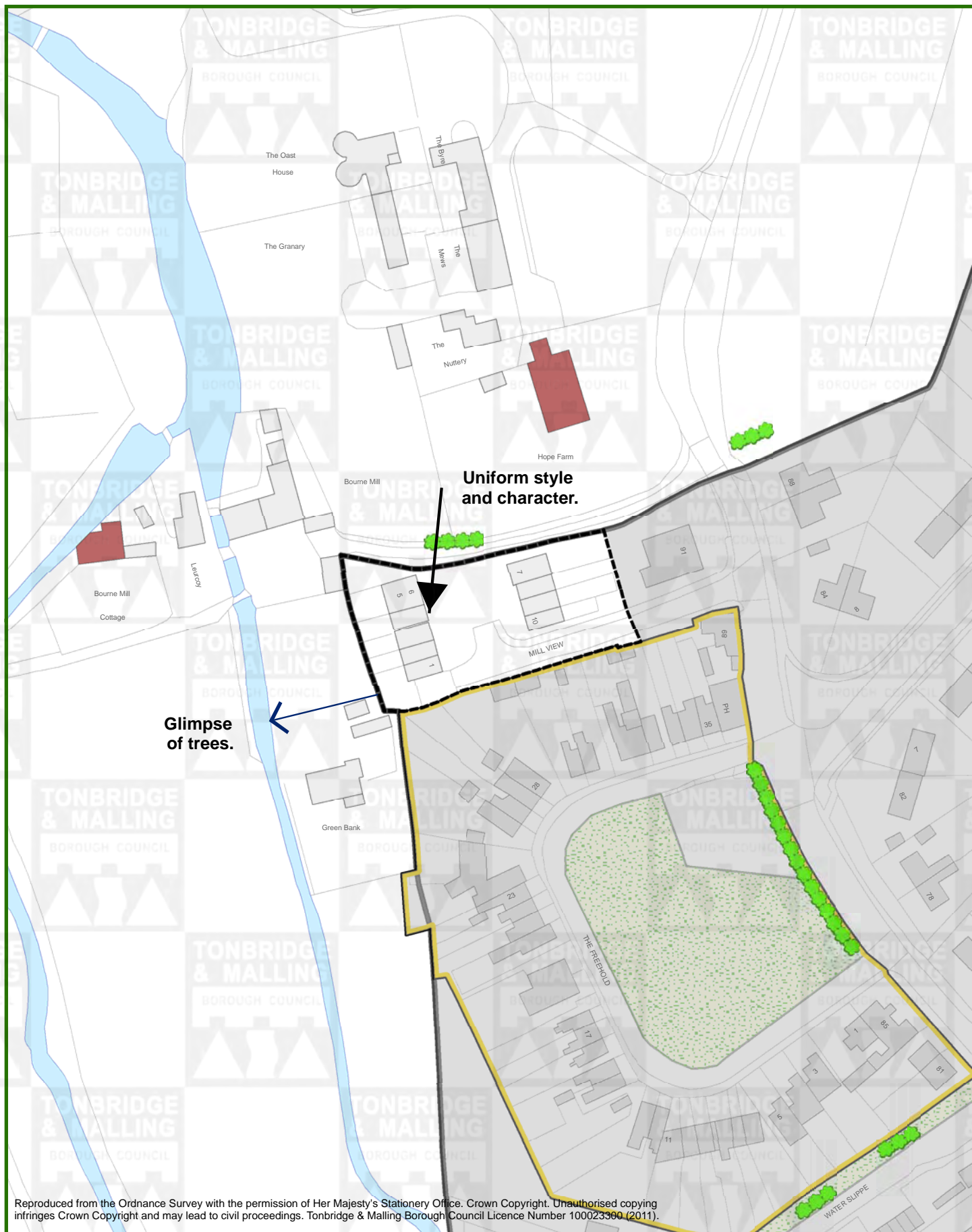
Two short uniform rows of houses face each other across a shared access. The orange/brown brick houses have plain tiled roofs, no chimneys and white pitched tiled porch canopies. The houses are on small plots with open frontages and rear gardens enclosed by brick walls.

Locally Distinctive Positive Features

- Uniform design of houses.

Negative Features Worthy of Enhancement

- No significant detractors



H5 ALBION CLOSE

Comprising: Albion Close

This small clustered development of detached and semi-detached houses is built on land to the rear of the Two Brewers Public House, formerly known as Albion Place. The site adjoins open countryside to the east and was constructed in 2003.

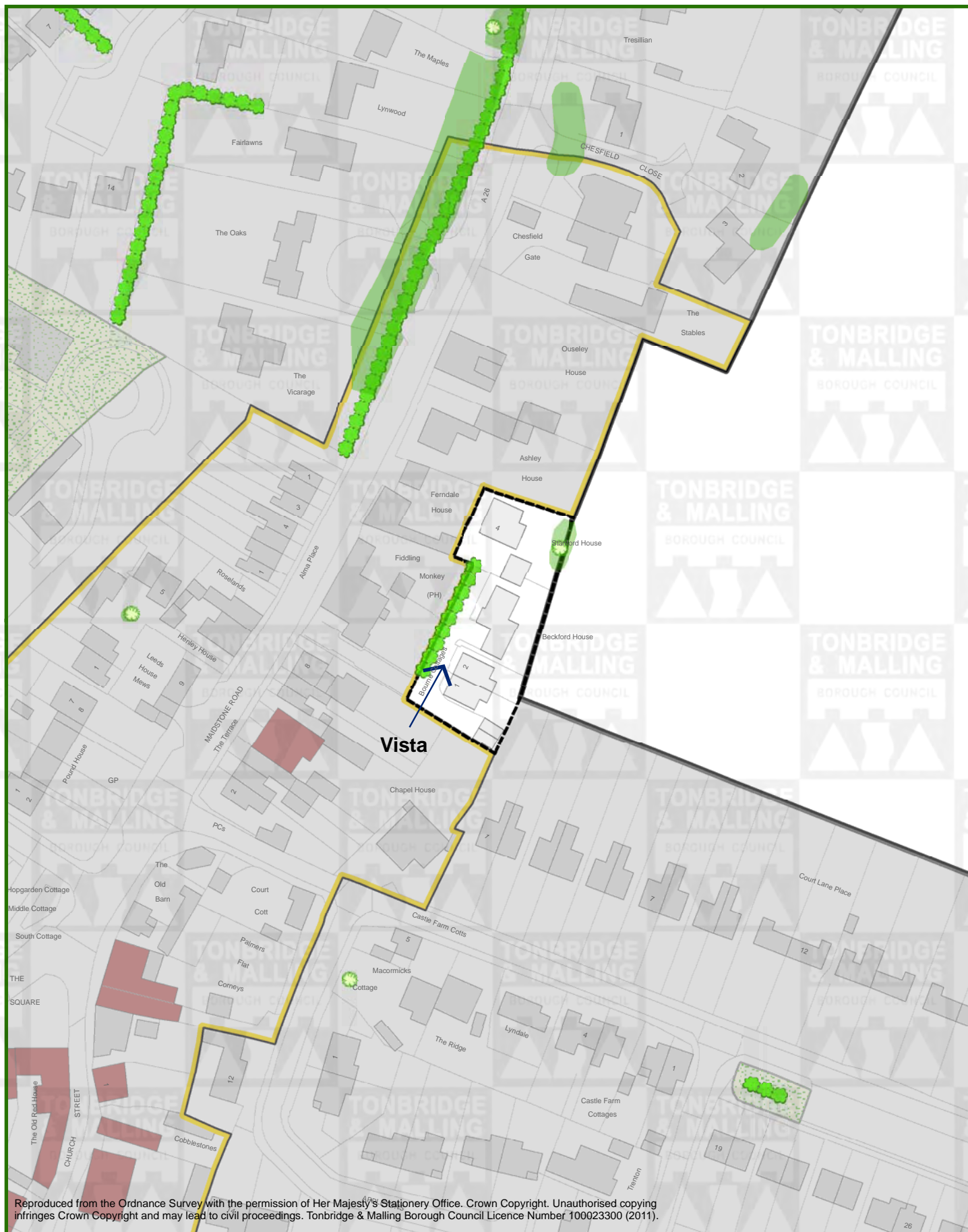


A pair of orange/brown brick semi detached houses with white sash windows and slate canopies that extend over the door and bay window are set close to the access road. Beyond them, lie two individually designed detached houses one in pinkish brick with gabled tiled roof and red hung tiles and one with a symmetrical Georgian style yellow brick frontage and hipped slate roof. The latter closes the view, forming an attractive focal point. A hedge and trees screen the public house to the west and the development is accessed via a private road, creating a quiet exclusive character. Shrub planting and a variety of paving enhance the character of the area.

Negative Features worthy of Enhancement

Locally Distinctive Positive Features

- None
- Quality development of individually designed properties.



Reproduced from the Ordnance Survey with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised copying infringes Crown Copyright and may lead to civil proceedings. Tonbridge & Malling Borough Council Licence Number 100023300 (2011).



Ref **H5**

Hadlow Character Area Appraisal

Title **Albion Close**



9 Design Guidance

New development of whatever scale cannot be viewed in isolation. The design of all new development should take into account the character of the building or site on which it is situated and the surroundings (the locally distinctive contextual features). This will help ensure that the design of new buildings evolves, where appropriate, from the qualities that make many parts of Hadlow distinctive. It is important that new development creates a place that is valued and well related to local character. Where such distinctiveness is present and is ignored, new development can be bland, lose reference to essential local features and, as a result, erode local character and distinctiveness.

Whilst some minor development is permitted by Parliament without the need for a planning application (usually known as “permitted development”) home owners and developers who are considering such alterations should refer to the distinctive characteristics of their area as described in this SPD when considering even minor development to ensure an acceptable result. The Council’s planning staff will also use the SPD as a basis for giving advice to those who intend to exercise permitted development rights. Although the Council will not be in a position to *require* these good design principles in such cases, it will nevertheless encourage their use where possible.

There are four principles which the Council will apply in protecting, conserving and, where possible, enhancing the character and local distinctiveness of the area. The principles are consistent with, and supplement, the policies in the Core Strategy and the Managing Development and the Environment DPD. In applying these principles, regard must also be paid to the need to achieve sustainably designed properties that, where practicable, take advantage of local site conditions and incorporate materials, technologies and planting that help to reduce their energy requirements and therefore lower their carbon footprint. This is a key priority of the Council as well as being an objective of the Managing Development and the Environment DPD. Providing this objective is addressed early in the design process in a sensitive way that respects the local character as identified in the Character Area Appraisals, there is no reason why it should not be effectively delivered without compromising the principles set out below:

Where validation provisions require it proposals should be accompanied by a design and access statement that explains how the proposal:

- **respects the locally distinctive positive features of the character area identified in the SPD. The positive features of an area such as building and roof lines, scale, massing, design characteristics, boundary treatments, landscape and layout should normally be reinforced by the proposal. Using local historic details and materials will also reinforce the character and local distinctiveness of the area.**
- **wherever possible, improves the character and design quality of the character area, and thus the village of Hadlow, by reinstating or reinforcing locally distinctive positive features of the character area identified in the SPD and/or replacing, screening or otherwise mitigating negative features worthy of enhancement, or**
- **creates a new local character in areas where there are few locally distinctive positive features or on more extensive sites where there is a greater opportunity to create a new local character.**

Proposals may come forward that can, exceptionally justify a departure from the local context. Such proposals will need to establish clear and overriding planning and design justification if they are to prove acceptable.

Local analysis and consultation has been used to interpret these design principles and develop appropriate design guidance for assessing development proposals within each character area. This is set out below.

Respecting the locally distinctive positive features of the character area identified in the SPD.

In order to respect the locally distinctive positive features of the character area, development will be expected to:

(1) Protect or enhance the setting of the conservation areas and listed buildings

It is important that any development preserves or enhances the character of the two Hadlow Conservation Areas.

There are a number of listed buildings situated within Hadlow's character areas. Listed building controls apply to all works, both external and internal, that would affect a listed building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Consent is not normally required for repairs, but, where repairs involve alterations which would affect the character of the listed building, consent is required.

The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In relation to listed buildings the setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

(2) Respect the scale, height, form, alignment, space, layout and density, materials and character of the area

For each character area there are identified locally distinctive contextual features and positive features which new development should respect. In considering new designs, visual clues are seen, at the large scale, in terms of the form, height and alignment of the buildings and the rhythms formed, for example, by chimneys, porches, brick details and fenestration and, at the small scale, in relation to details such as materials, colour and brick patterning, the shape and pattern of windows and doors and boundary treatment.

At the large scale, the **height and form** of buildings are often relatively uniform within character areas, although some variation may be evident. Significant differences in height may not respect the local context. Roofscape patterns are often repeated through a street, bringing unity or a rhythm of repeated shapes (hipped or half-hipped roofs, gable ends facing the road, or unified, simple roof lines which front the street with no projections such as dormer windows). The unity or rhythm of rooflines should preferably not be compromised by inappropriate roof extensions.

In relation to **alignment** of the buildings, in some instances regular building lines are established. For example, groups of substantial detached properties set back along a common building line in large plots behind walled mature landscaped gardens giving a spacious, verdant character. In other clusters, properties are situated on a straight building line with a minimal set back from the street providing a tight knit urban form. A distinctive unity is retained. It is important that new buildings respect the alignment of buildings in order to fit well within the local context. Where buildings are set back a consistent distance from the street along a common building line the visual integrity of a whole street should not be compromised by porches or front extensions.

These considerations apply to the front building line and also to the width of the development within the plot and the **space** that exists between and around buildings. There should be sufficient width within a plot to locate the building(s) and provide adequate separation between them in order to reflect the general spacing characteristics of an area. There are considerable pressures to maximise the use of sites but this should not be to the detriment or erosion of the distinctive character of the area.

Many of the character areas possess a strong unified palette of **materials**. For example, the red brick and tile hanging, slate or tiled roofs and white sash windows of the 19 Century or the red brick, brown tiles and white/ cream painted render of the 1930s housing. The choice and combination of materials is crucial to the success of a scheme. In creating a locally distinctive environment, the number of different materials used should generally be kept to a minimum. New buildings, or extensions, should be constructed of materials which respect those used in the character area within which they are proposed.

A richness of design and texture can be achieved through careful **detailing** eg brick detailing such as arches above windows and doors and string courses, curved bay suntrap windows, eyebrow windows and porches, including Art Deco style concrete porches. The following typologies of character areas contain significant examples of original and valuable detailing:

- Parts of the Maidstone Road Frontage
- 19th Century Cottages
- Inter war Semi-detached houses
- Clustered Cul de Sac Development
- Parts of Lower Density Housing

New buildings, or extensions, should, where appropriate, apply local detailing which reinforces the character of the area within which they are proposed.

Careful consideration should also be given to ensuring that good quality traditional detailing on buildings is retained. Where these have been removed, efforts should be made to restore them. Replacement doors, windows and roofs should closely match the design and materials of the original features. Where inappropriate new windows, doors and roofs are to be replaced, the opportunity should be taken to put back in the original style.

The principles set out above should drive the design process in the vast majority of cases. However, they should not necessarily be regarded as a deterrent to the creation of imaginative high quality contemporary designs using appropriate contemporary materials in the right setting.

(3) Retain traditional boundary treatment and natural features

Brick walls, hedges and mature trees, picket fences and black metal railings are prevalent features in different character areas. They help enclose the road space, define the boundary between public and private space and help reinforce the character of an area. Areas can be distinctive by virtue of their well-treed appearance. Development should not erode such features through the loss of walls, hedges/ trees or the use of unsympathetic boundary treatment.

Parking areas have been created on some frontages leading to an erosion of the street enclosure, a loss of defensible space around the building and the link to the character of the area. Wherever possible, traditional boundary enclosure should be reinstated. Where the opportunity arises, new boundaries should use the prevailing materials and designs in the character area. So far as possible, some space should be allowed for planting or other features to soften the effect of parked vehicles upon the street scene.

(4) Protect views of local landmarks

Hadlow contains a significant number of landmark buildings and individual specimen trees which help give historic and visual reference points, assist legibility of the area and help prevent a monotonous appearance. Such buildings can sometimes be somewhat unusual features in a particular character area. There are a number of local landmark buildings identified in the Conservation Areas Appraisal which are visible from the character areas in the rest of the village and such views are shown on the Townscape Analysis Maps. These buildings are important in the distinctive character of a street scene.

(5) Protect and Enhance Landscape Features

The appraisal identifies a number of tree belts which are visible from the public domain (shown on the Townscape Analysis Maps) some of which may form an edge to the character area (sometimes representing an original field boundary), and some form a backdrop to development or act as a visual amenity (sometimes in an area where the buildings themselves may have little distinctive character). These features perform an important function within a character area(s) and should be protected and, so far as possible, retained in any new development.

There are three character areas in Hadlow where landscape dominates the buildings, creating a verdant, almost rural character. Mature trees rather than buildings contain the public space and the narrow street layout contributes to the informal character.

Development should not erode these unique features through the loss of trees which are important to the character or the generation of substantial additional traffic that would cause the erosion of the boundary features.

(6) Protect views of the open countryside

The topography of the area and the disposition and scale of development allows long views of the Greensand Ridge from some of the character areas (shown on the Townscape Analysis Maps). These views are important to the character of the area and should not be lost through future development.

(7) Respect the quiet residential character

The cul de sac layout with no through traffic; distance from the main roads; proximity of the countryside and almost exclusively residential development has resulted in a quiet residential character within a large number of the Hadlow character areas. This character should not be adversely affected by new development.

Improve the character and design quality of the character area, and as a result the village of Hadlow

In order to improve the character and design quality of the character area, and in turn the village of Hadlow, development will be expected to:

(8) In residential character areas of standard architecture with few historic place references, assess the opportunity to create new buildings of interest and/or landmark buildings

Many parts of Hadlow are likely to remain largely unchanged by substantial redevelopment over time but there may be opportunities for new development. For example, isolated properties or in some cases garage courts may be replaced (subject to there being satisfactory alternative parking provision). In such cases, the scale and form of the surrounding development as well as the locally distinctive positive features should be respected.

In some cases there may be opportunities to enhance the area through the creation of individual buildings of interest or additional landscape features. Landmark buildings can lift a design from the ordinary and may be justified on the basis of a sound urban design appraisal of their context and a perceived environmental uplift to the quality of the area.

In designing new development a high standard of intrinsic design quality is required. Interesting detailing such as created by brick patterning and the shape and pattern of roofs, windows and doors can enhance a design whether for new build or alteration to an existing building which can add to the character and distinctiveness of an area.

In designing new development such as replacing buildings which detract from the character of the area, or other opportunities, a high quality, visually attractive design is required. Detailing was not a feature of modern designs in the 1960s, 1970s and early 1980s to the detriment of the character of buildings and the wider housing estates within which they were situated. More recently, detailing such as brick patterning and the shape and pattern of windows and doors is being added to designs, and this will be encouraged, firstly when making an alteration to such a building and secondly where new buildings are erected to add to the character and distinctiveness of an area.





Over-generous road space should be avoided and streets should be defined by a coherent and well structured layout using different road widths which create a hierarchy of spaces with the buildings providing a strong sense of enclosure where the setting demands it (as in the example shown left). However, it would be inappropriate to seek to impose such a design solution in every case and where this would be inappropriate to the character of the area. (eg areas of open plan housing).

There is likely to be a demand to retrofit some buildings, not built to current energy efficiency standards, with new cladding, solar panels and added insulation (such as the example shown below). Whilst it would be desirable to minimise the impact of such changes on buildings of quality, it may be a virtue to use such improvements to uplift undistinguished, standardised architecture and add a new distinctiveness to an area. Likewise, new development built to a high sustainable standard can achieve similar benefits, providing the principles of passive design are addressed sensitively at the conception stage of the scheme having regard to the character of the area.



(9) Reinstate or reinforce positive features

Through the development process there will be opportunities to reinstate or reinforce the positive features which contribute to the character of the area. This could mean reinforcing the verdant landscape character with substantial specimen trees and boundary hedges.

There are examples where open frontages are created to the road leaving no definition of the space, reducing security and in many cases a loss of pride in the maintenance of the space. Where appropriate to the character of an area, private space should be defined by a clear boundary. Front boundaries should be retained or restored to the prevailing feature in the character area: such as approximately 1 metre high red brick wall with a coping and entrance gate pillars; brick wall topped by hedge; hedge and railings or mature 2 metre high hedge.



(10) Provide streetscape enhancements

Opportunity should be taken as part of development proposals to ameliorate the negative features of an area identified in the Character Area Appraisals. Improvements to boundary treatments or footway/road surfaces, would contribute to improving the character of the area.

(11) Noise

The main generator of noise in Hadlow is traffic on the main route through the village. The level of traffic noise is not a matter that can be addressed by this SPD or in most cases by the Borough Council. However, where new development is proposed that might generate noise which could adversely affect the character of an area then the LDF contains a policy that aims to address the matter. However, the Council is not normally able to control noise disturbance during the construction period under planning legislation.

Appendix 1

By Design – Urban design in the planning system: towards better practice (DETR 2000)

The guide is intended as a companion to Planning Policy Guidance (PPGs) [and subsequent Planning Policy Statements (PPSs)] and aims to encourage better design and to stimulate thinking about urban design.

The guide states that understanding the local context should be the prelude to drawing up the planning 'toolkit'.

A range of techniques is available, but the guide states that carrying out an appraisal is more important than the specific technique used and a simple assessment is better than none. The guide provides pointers to understanding an area in terms of its urban design.

The guide sets out a series of checklists to act as a guide to the assessment of an area. They are not meant to be followed slavishly. Understanding the local context does not require every item on the checklists to be examined on every occasion and in every place or in the same depth. The checklists provide pointers to understanding an area in terms of its urban design and the following elements have been particularly relevant to the appraisal of the Hildenborough area.

Character

A place with its own identity

Appraisals can include assessments of:

- the origins and development of the topography of the area, including surviving elements of historic street patterns, plot subdivisions, boundary treatments and the relationships between buildings and spaces;
- the architecture and historic quality, character and coherence of buildings, both listed and unlisted, and the contribution they make to the special interest of the area;
- the character and hierarchy of spaces and their townscape quality;
- prevalent and historic building materials;
- the contribution made to the character of the area by green spaces, trees, hedges and other cultivated elements;
- the area's prevailing (or former) uses, plan forms and building types;
- the relationship of the built environment to landscape or open countryside, including significant landmarks, vistas and panoramas;
- features which have been lost, or which intrude on or detract from the character of the area.

Continuity of building frontages and enclosure of public spaces

A place where public and private spaces are clearly distinguished

Techniques include identifying and mapping:

- gap sites and abnormal setbacks which interrupt the common building line of the street;
- instances where the backs of buildings are exposed to public view and access (as in the case of back gardens on to roads, alleys and public spaces);
- active and dead frontages at ground floor level: positive factors such as entrances, shopfronts and windows; and negative factors such as long blank facades and high boundary walls, and service entrances and yards;
- active and dead frontages at upper floors: positive factors such as windows of habitable rooms overlooking public space; and negative factors such as blank gable walls and unused space over shops;
- places where buildings meet the public realm: boundary treatments such as gates, railings, fences and boundary walls; front gardens and in-curtilage parking; and servicing;
- spatial enclosure: the relationship between the heights of buildings and the spaces they define;
- planting (such as trees and hedges), natural features, land form, and retaining walls which define and enclose blocks and spaces.

Quality of the public realm

A place with attractive and successful outdoors

Public realm audits can include assessments of:

- hard landscaping (paving materials, kerbs, walls, steps and ramps);
- planting (trees, planters, grassed areas, flowers and borders);
- street furniture (seats, bins, bollards and railings);
- lighting (pavement, pedestrian, highway, security, building and feature);
- shopfronts (thresholds, glazing, stall risers, signs, banners and shutters).
- advertisements (hoardings, kiosks and banners);
- traffic and highways installations (including highway markings, traffic signals and control boxes);
- public space use and management (informal use as well as formal, events, markets, graffiti removal, litter collection and street cleansing).

Legibility

A place that has a clear image and is easy to understand

Appraisals of:

- gateways and points of transition (at main entry points, between different areas and at transitions between different uses);
- nodes (important junctions and points of interaction);
- landmarks and features (important buildings, corners);
- views and vistas (seen from within the area and from the outside);
- edges, seams and barriers (including the boundaries between different zones and areas, and streets which integrate or sever).

Glossary

Amenity Green Space	Informal recreational open space most commonly, but not exclusively in housing areas, other incidental landscaped areas including private greenspace that has visual or other value, even if no physical public access is possible.
Arcadian	Areas where the landscape dominates the buildings, creating a verdant almost rural character. Mature trees rather than buildings contain the public space.
Areas of Landscape Significance	Substantial areas of landscaping which provide an extensive landscape framework.
Balustrade	Series of short posts supporting a handrail.
Bargeboards	Exterior visible board placed against the incline of the gable roof.
Bond	The type of bond is the pattern in which bricks are laid.
Cladding	External covering or skin applied to a structure usually timber or tile.
Cohesive Character	Areas that share common features which combine to create a unified character.
Conservation Area	An area of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Coping or Coping Stone	Protective course of masonry or brickwork capping a wall.
Core Strategy	The main Development Plan Document which sets out the long-term spatial vision for the Borough and the main strategic policies and proposals to deliver that strategy.
Course	Continuous layer of brick or stone, etc in a wall.
Dentil Course	The alternation of projecting brick headers or stone blocks along cornices or string courses at regular intervals.

Development Plan Document (DPD)	A document containing planning policies guiding the spatial development of the Borough. The <i>Local Development Framework</i> comprises a set of DPDs including the Core Strategy, the Development Land Allocations DPD, Tonbridge Central Area Action Plan and the Managing Development and the Environment DPD. The policies in DPDs can be amplified by <i>Supplementary Planning Documents</i> .
Eaves	Underpart of a sloping roof overhanging a wall.
Façade	The face of a building (generally the front).
Fenestration	The arrangement of windows in a façade.
Flat Porch Canopies	Small flat roofed opening above the principal entrance.
Frontages	The full length of a plot of land or a building measured alongside the road onto which the plot or building fronts.
Gable	The triangular upper portion of a wall at the end of a pitched roof
Header	The short side of a brick laid so that it appears on the face of the wall
Jettied Upper Storey	Upper storey of a building that projects out above the lower storey.
Lintel	Horizontal beam or stone bridging an opening, usually above a window or door.
Local Development Documents (LDD)	The collective term for the <i>Development Plan Documents</i> and <i>Supplementary Planning Documents</i> in the <i>Local Development Framework</i>
Local Development Framework (LDF)	A portfolio of <i>Local Development Documents</i> forming the planning framework for delivering the spatial planning strategy.
Managing Development and the Environment DPD	The <i>Development Plan Document</i> that sets out policies and proposals to manage development and protect the environment of the Borough.
Massing	The overall volume of a building.
Metropolitan Green Belt	Defined area of open countryside where there is a strong presumption against inappropriate development.
Panel Fence	Fence consisting of metal or wooden vertical panels.
Panoramic	Wide view of a surrounding area.

Parapets	Low wall for protection at any sudden drop. Also used to conceal a roof.
Pebble Dash	Render of cement mortar and pebbles.
Planning Policy Statement 1 (PPS1)	Document that sets out the Government's national planning policies and guidance on creating sustainable communities.
Planning Policy Statement 3 (PPS3)	Document that sets out the Government's national planning policies and guidance on Housing.
Quoins	Dressed stones at the corners of a building. Sometimes all the stones are of the same size; more often they are alternately large and small.
Render	A coat of exterior cement or plaster applied to a masonry wall.
Ribbon Development	Development one property deep that strings along a road.
Roof - Cat Slide	A pitched roof, one side of which is much longer than the other.
Roof – Half-Hipped	A roof which has a half gable with the upper ends of the roof being sloped rather than vertical.
Roof - Hipped	A roof which has sloped rather than vertical <i>gable</i> ends.
Roof - Monopitch	A roof which slopes in one direction only.
Roof - Pitched	Double pitched roof with vertical <i>gable</i> ends.
Rural Service Centres	Larger villages in the Borough that provide a range of shops, services and facilities.
Rusticated	A bold textured look, often by bevelling the edges of brick, stonework or render to form deep-set joints while leaving the central face rough-hewn or carved with various pointed or channelled patterns.
Sill	Horizontal member at the bottom of a window or door frame.
Soffit	underside of an arch or <i>lintel</i> , etc.
Streetscape	the appearance of the entire street.
Stringcourse	Horizontal brick or stone course or moulding projecting from the surface of a wall often using a different coloured material and sometimes patterned.

Stucco	A durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
Supplementary Planning Document (SPD)	A document that sets out further detail on certain policies in <i>Development Plan Documents</i> .
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tile - Hung	Tiles that are hung on the façade of a building.
Tile - Kent Peg	Tiles traditionally made from clay and "pegged" onto the roof or fascia and overlap each other.
Tile - Ridge	A tile that is bent in cross section; used to cover the ridge of a roof.
Tile - Scalloped	Tiles that have curved edges on the bottom side.
Tile - Pantile	Roof tile of 'S'-shaped section.
Tree Preservation Order (TPO)	Special protection afforded to individual trees and groups of trees that seek to retain and protect them.
Verdant	Green with vegetation.
Vernacular	Methods of construction which use locally available resources and traditions to address local needs and circumstances. Vernacular architecture tends to evolve over time to reflect the environmental, cultural and historical context in which it exist.
Vista	A short view, often through an avenue of trees or row of buildings, etc. normally terminated by a building or group of trees, etc
Weatherboarding	Wall cladding of overlapping horizontal boards.
Window - Bay	Three-sided window of one of more storeys that projects from the face of a building.
Window - Bow	Curved window of one of more storeys projecting from the face of a building.
Window – Canted Bay	Three-sided window of one of more storeys projecting from the face of a building with angled sides.
Window - Casement	Side hinged window.
Window - Dormer	Window placed vertically in the sloping plane of a roof with a roof of its own.

Window - Glazing Bars

Wooden, sometimes metal, bars that separate and support window panes.

Window - Leaded

Small glass panels, often diamond shaped, joined by lead strips.

Window - Mullion

Vertical post or upright dividing a window into two or more window panes.

Window - Oriel

Window of one of more storeys projecting from the face of a building resting on corbels or brackets and starting above ground level.

Window - Sash

A window with sashes sliding glazed frames running in vertical grooves.

Window - Transom

Horizontal bar across the openings of a window dividing it into two or more window panes.

If you are having difficulty reading this document and would like the information in another format, please call the Planning Policy Team on (01732) 876266 or email LDF@tmbc.gov.uk